

INDUSTRIAL FOR LEASE

328 TILLER DR

PAWLEYS ISLAND, SC 29585



NAI THE LITCHFIELD COMPANY
10554 Ocean Highway
Pawleys Island, SC 29585

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PROPERTY SUMMARY

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Property Summary

Lease Price:	\$11.00 PSF
NNN:	Yes
Building SF:	14,810
Renovated:	2007
Year Built:	1996
Construction Type:	Reinforced Concrete,Steel,Metal
County:	SC - Georgetown
Floors:	2
HVAC:	Central
Type:	Industrial
Utilities:	Public
Zoning:	RCS
APN:	04-0154-015-00-00

Property Overview

- ±14,810 SF flex commercial facility available for lease on approximately 1 acre
- RS (Resort Service) zoning, accommodating a wide range of commercial, flex, and service uses
- Well suited for flex users, light manufacturing, distribution, and service providers

The property is gated and secured, strong signage visibility, and ample on-site parking. The front portion of the building offers a functional office buildout, including a professional reception area, multiple private offices, and two restrooms, one with a shower. A second-floor conference room/executive office overlooks the warehouse, providing efficient operational oversight. The warehouse includes an original ±4,236 SF (1996) structure with a ±10,000 SF expansion (2007) that can be fully sealed or subdivided with fire-rated roll-up doors. The space has been successfully utilized for light manufacturing and distribution and includes additional offices, a breakroom, and restrooms. The warehouse is enhanced by skylights throughout, providing abundant natural daylight. Clear heights measure approximately 17'5" at center and 12' at side walls, and the building is equipped with 460V three-phase power. The rear of the building features two (2) 12' x 12' roll-up doors, supporting efficient loading, storage, and distribution operations.

PROPERTY PHOTOS

328 TILLER DRIVE | PAWLEYS ISLAND, SC 29585



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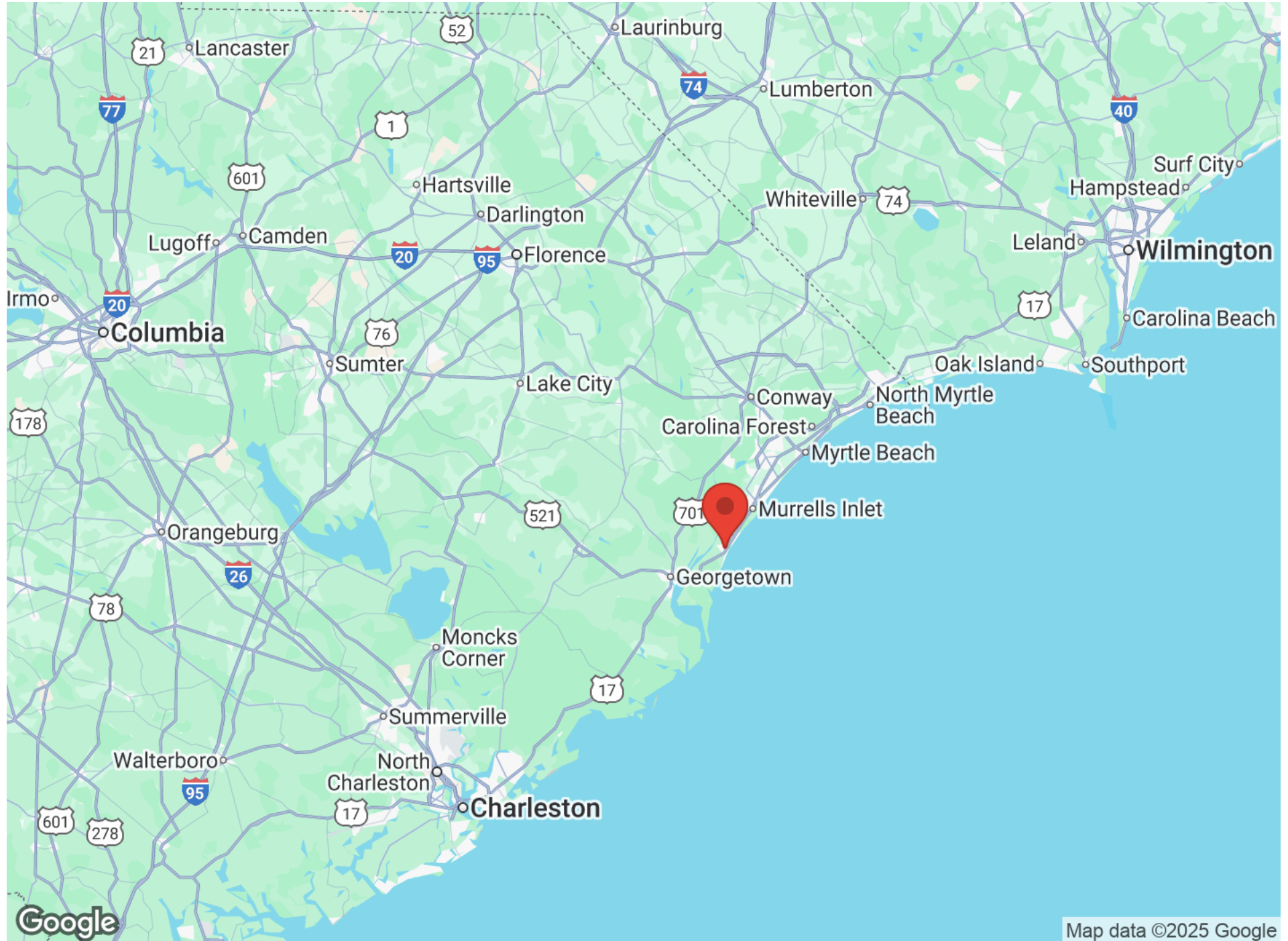
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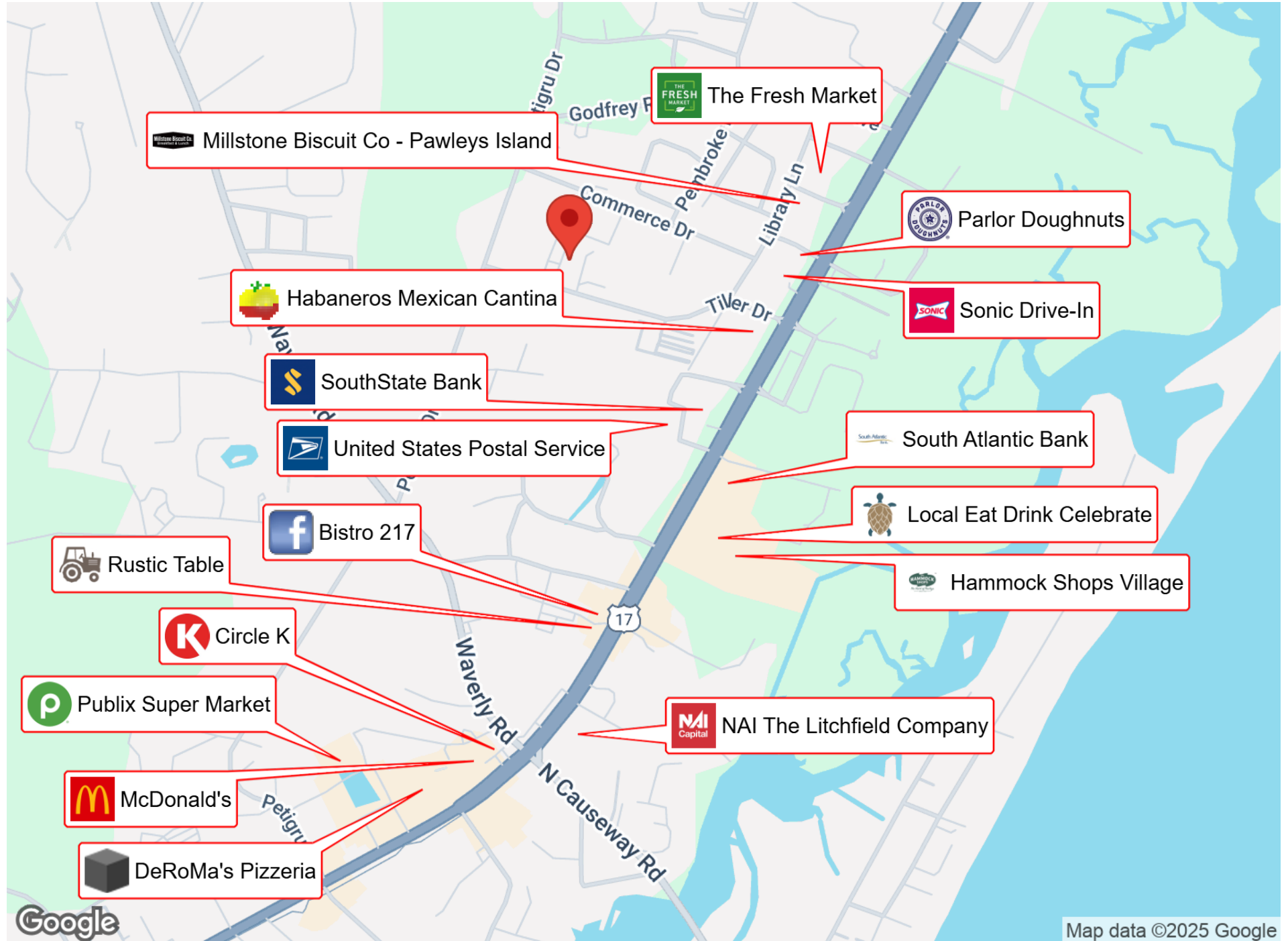
REGIONAL MAP

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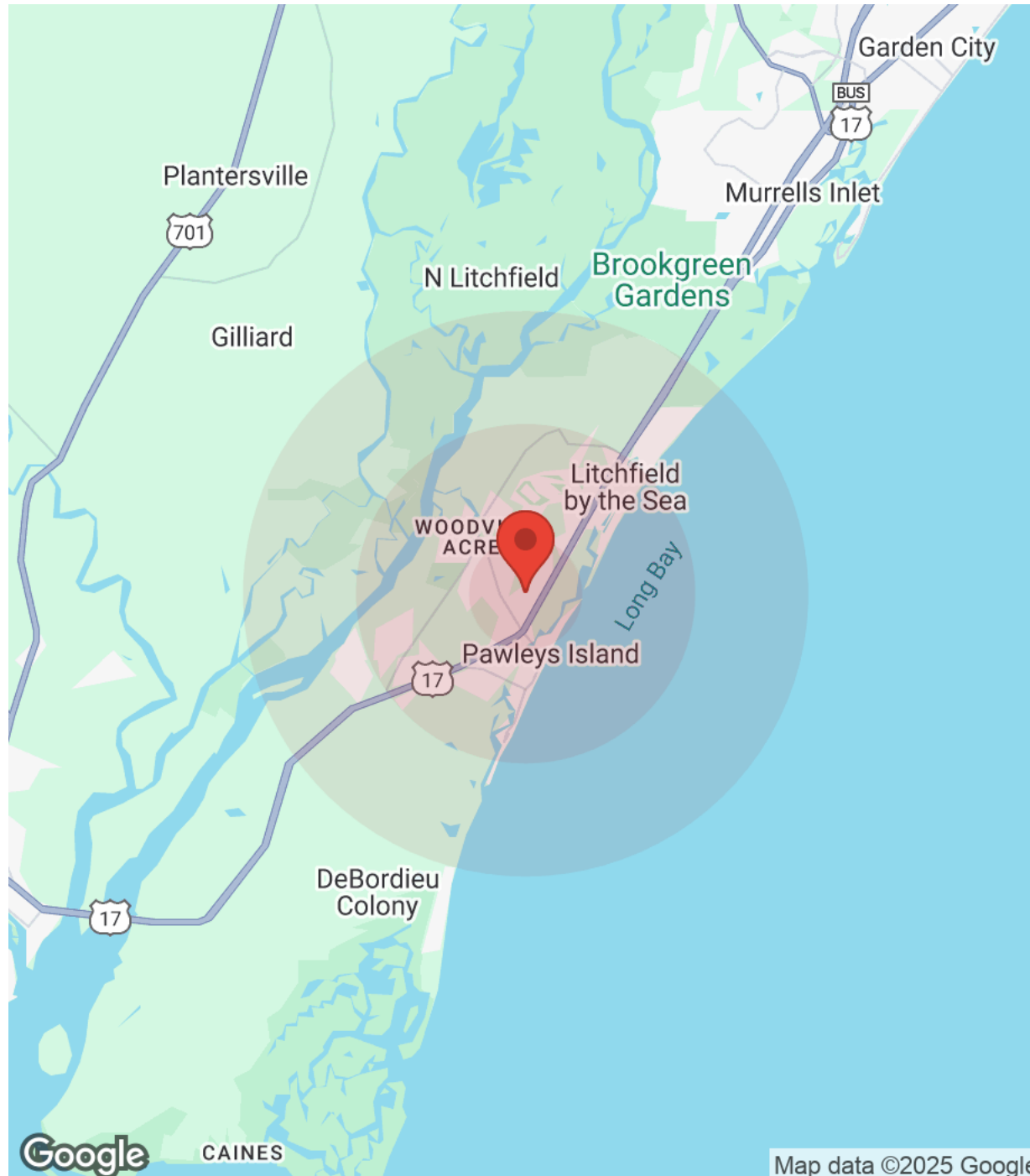
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,485	7,285	9,173
Female	1,726	8,291	10,308
Total Population	3,211	15,575	19,481

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	396	1,660	2,021
Ages 15-24	331	1,342	1,664
Ages 25-54	873	3,561	4,310
Ages 55-64	491	2,439	3,100
Ages 65+	1,120	6,575	8,386

Race	1 Mile	3 Miles	5 Miles
White	2,124	11,909	15,082
Black	862	2,727	3,234
Am In/AK Nat	2	11	16
Hawaiian	2	5	6
Hispanic	139	575	713
Asian	39	153	183
Multi-Racial	42	193	247
Other	N/A	2	2

Income	1 Mile	3 Miles	5 Miles
Median	\$59,023	\$83,463	\$86,887
< \$15,000	105	355	498
\$15,000-\$24,999	75	259	277
\$25,000-\$34,999	97	389	433
\$35,000-\$49,999	209	581	672
\$50,000-\$74,999	369	1,779	2,197
\$75,000-\$99,999	214	1,009	1,142
\$100,000-\$149,999	172	1,318	1,691
\$150,000-\$199,999	115	767	997
> \$200,000	105	952	1,332

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,975	10,019	12,543
Occupied	1,460	7,408	9,238
Owner Occupied	1,160	6,155	7,808
Renter Occupied	300	1,253	1,430
Vacant	514	2,611	3,305

DISCLAIMER

328 TILLER DRIVE

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